

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING MINUTES
APRIL 11, 2023 7:00 p.m.**

This meeting was held at the Tyrone Township Hall

PRESENT: Rich Erickson, Kurt Schulze, Kevin Ross, Bill Wood, Steve Krause, and Jon Ward

ABSENT: Garrett Ladd

CALL TO ORDER: The meeting was called to order at 7:00 by Chairman Erickson.

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC: Some comments were received regarding residential use solar panels and utility-scale solar facilities.

APPROVAL OF THE AGENDA: Kurt Schulze moved to approve the agenda; Steve Krause supported. The motion carried.

APPROVAL OF THE MINUTES:

01/10/23 Regular Meeting Minutes: Steve Krause moved to approve the minutes as amended; Kevin Ross supported the motion. The motion carried.

03/14/23 Regular Meeting Minutes: Steve Krause moved to approve the minutes as amended; Kevin Ross supported the motion. The motion carried.

Kurt Schulze moved to amend the agenda to move Old Business #2 and 3 ahead of all other business. Jon Ward supported. The motion carried.

OLD BUSINESS:

2) **Master Plan:** The Planning Commission discussed the timing of the Master Plan and asked the Planner to provide a timeline.

3) **Utility-Scale Solar Facility Discussion:** The Planning Commission briefly discussed Utility-Scale Solar Facilities. They discussed that a six-month moratorium had been placed on this by the Township Board. This will allow time to amend the ordinance.

42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82

NEW BUSINESS:

- 1) **Fenton Concrete Minor Site Plan Amendment:** The Planning Commission briefly discussed the application. The owner spoke to the Planning Commission explaining his request to demolish some of the structures on the property. It was determined that the proposal to demolish an unused portion of the facility could be considered a minor site plan amendment. Steve Krause moved to approve the minor site plan amendment; Jon Ward supported. The request was approved unanimously.

Kurt Schulze motioned to suspend business and move to the public hearing portion of the meeting. Kevin Ross supported. The motion carried.

OLD BUSINESS:

- 1) **Milarch Agribusiness Special Land Use:** Chairman Erickson read aloud the public notice as published in the Tri-County Times on April 2, 2023. The applicant has been before the Planning Commission a couple of times and has made requested changes to the site plan and use statement.

Doug Lewan of Carlisle Wortman summarized the review they had prepared. The Planning Commission then discussed the application and asked the applicants some questions. They discussed the changes they'd like to see to the use statement and site plan.

CALL TO THE PUBLIC: No comments were received. The Planning Commission received an email and a phone call from supporters of the proposed special land use.

Kurt Schulze moved to close the public hearing portion of the meeting. Steve Krause supported the motion. The motion carried.

The Planning Commission continued the discussion of the Special Land Use and prepared a list of conditions to be fulfilled by the applicant. The conditions were as follows:

- Applicant shall provide an annual report (for the first three years) of the percentage of trees harvested from his property.
- Applicant shall provide a detailed, scaled drawing of the parking lot showing at least two barrier-free spots.

- 83 • Applicant shall provide lighting details to ensure he is compliant with Tyrone Township’s
84 Lighting Ordinance.
85
- 86 • Applicant shall update his use statement indicating his sign will be no larger than the
87 maximum allowed of six feet.
88
- 89 • Applicant shall add details to the site plan on refuse management.
90
- 91 • The Township Board should determine if an engineer review is required to determine if
92 there will be any adverse impacts from stormwater.
93
- 94 • If the applicant wishes to host special events, it would be considered a minor amendment
95 to the site plan. Pending approval of this amendment, the Board should discuss the
96 necessity of insurance.
97

98 Steve Krause moved to make a conditional recommendation to approve the Milarch Agribusiness
99 Special Land Use. Kurt Schulze supported the motion. The motion carried.

100
101 **CALL TO THE PUBLIC:** A member of the public spoke about utility-scale facilities.
102

103 **MISCELLANEOUS BUSINESS:** Next workshop meeting will be held on April 19, 2023, at
104 6:00 pm. The Master Plan will be discussed at the workshop.

105 **ADJOURNMENT:** The meeting was adjourned at 8:30 pm by Chairman Erickson.